

FOR LEASE

Westside 0.60 AC For Ground Lease

1205 COLLIER ROAD, NW
Atlanta, GA 30318

PRESENTED BY:

MATTHEW LEVIN, CCIM
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GA #119351



PROPERTY DETAILS & HIGHLIGHTS

PROPERTY ADDRESS	1205 Collier Road, NW Atlanta, GA 303018
LEASE TYPE	Long Term Ground Lease
LOT SIZE	0.0595 Acres
BUILDING SIZE	2,000 SF+-
ZONING	C-1
APN	17-0193-0002-063-7

SVN is pleased to offer a ground lease opportunity in rapidly redeveloping Westside Atlanta. Available for ground lease is a 0.595 acre parcel zoned C-1 in Atlanta on the northwest corner of Collier Road and Defoor Avenue (aka Defoors Ferry Road). The property is currently improved with a 2,000 SF+- building, which may be renovated or demolished.

The original use was an auto service station. The underground fuel storage tanks were removed and a no further action letter was issued by the EPD in 1991. The property owner has operated a dry cleaning business at the location since 1992.

The hard corner traffic light intersection with dedicated turn lane, has 4 existing curb cuts: 3 on the property and one accessed from the neighboring property. Daily traffic counts total 18,200+ (9,980 vehicles Collier Rd / 8,250 vehicles Defoor Ave). The three mile radius has an outstanding average household income of \$134,000+ and a dense population of 92,000+, projected to grow 4.5% for the five year period 2022 to 2027.

The property is located in the Upper Westside area benefiting from the employer base expanding from Midtown and Georgia Tech westward through West Midtown to Grove Park, the Quarry Yards and the Emerald Corridor, as employees seek housing convenient to places of work.



- Available for long term ground lease
- 0.595 acres+- zoned C-1 Atlanta / Northwest corner traffic light
- 2,000 SF+- single story building to renovate or demolish
- Former auto service station / Tanks removed with no further action letter
- 4 existing curb cuts including access easement
- 18,200+ combined daily traffic count
- 92,000+ Pop. / \$134,000+ Avg. HH Income 3 miles
- 4.5% projected 5 year population growth 2022 to 2027

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CONCEPTUAL DESIGN



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EXISTING IMPROVEMENTS



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AERIAL



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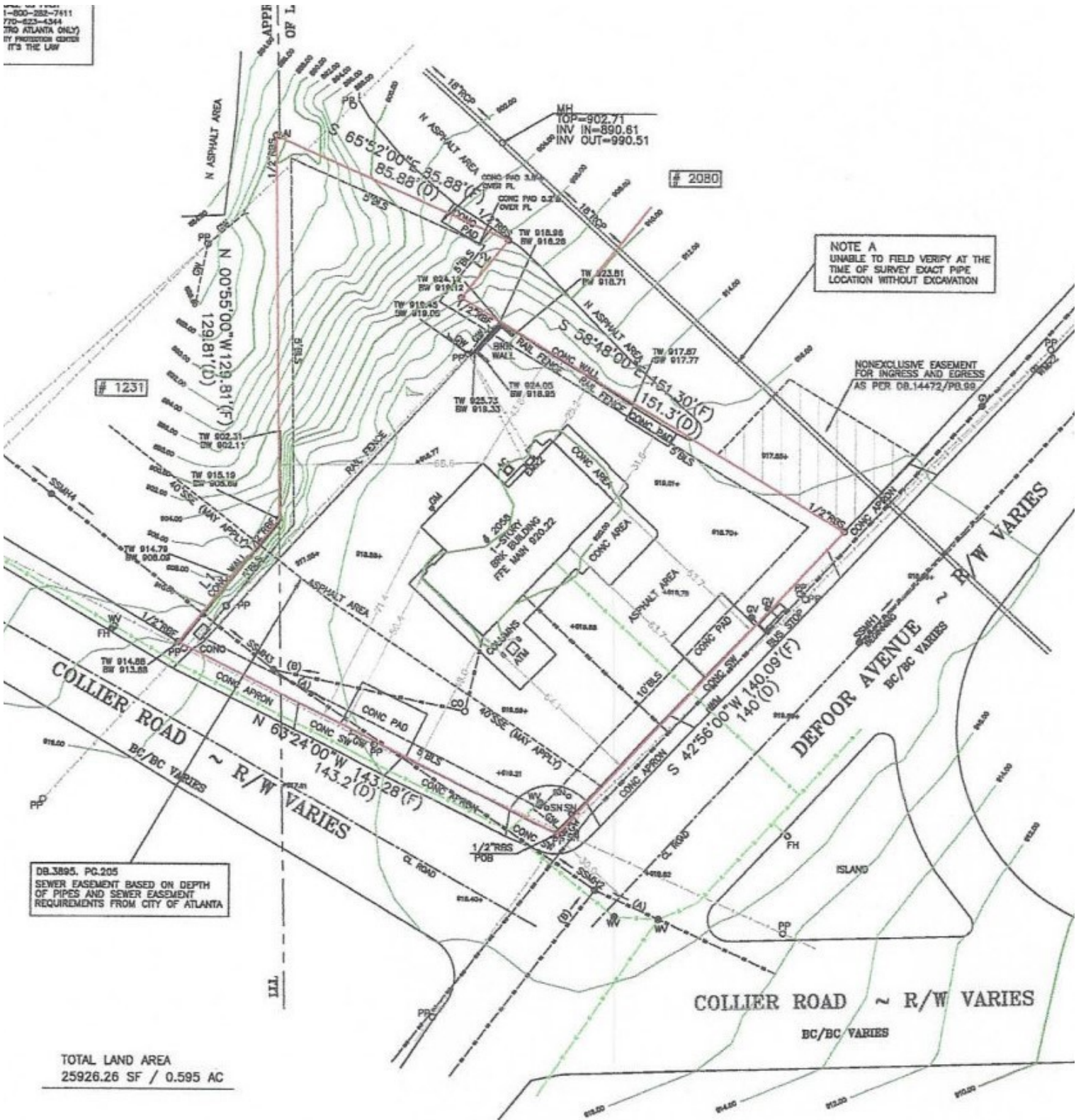
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SURVEY

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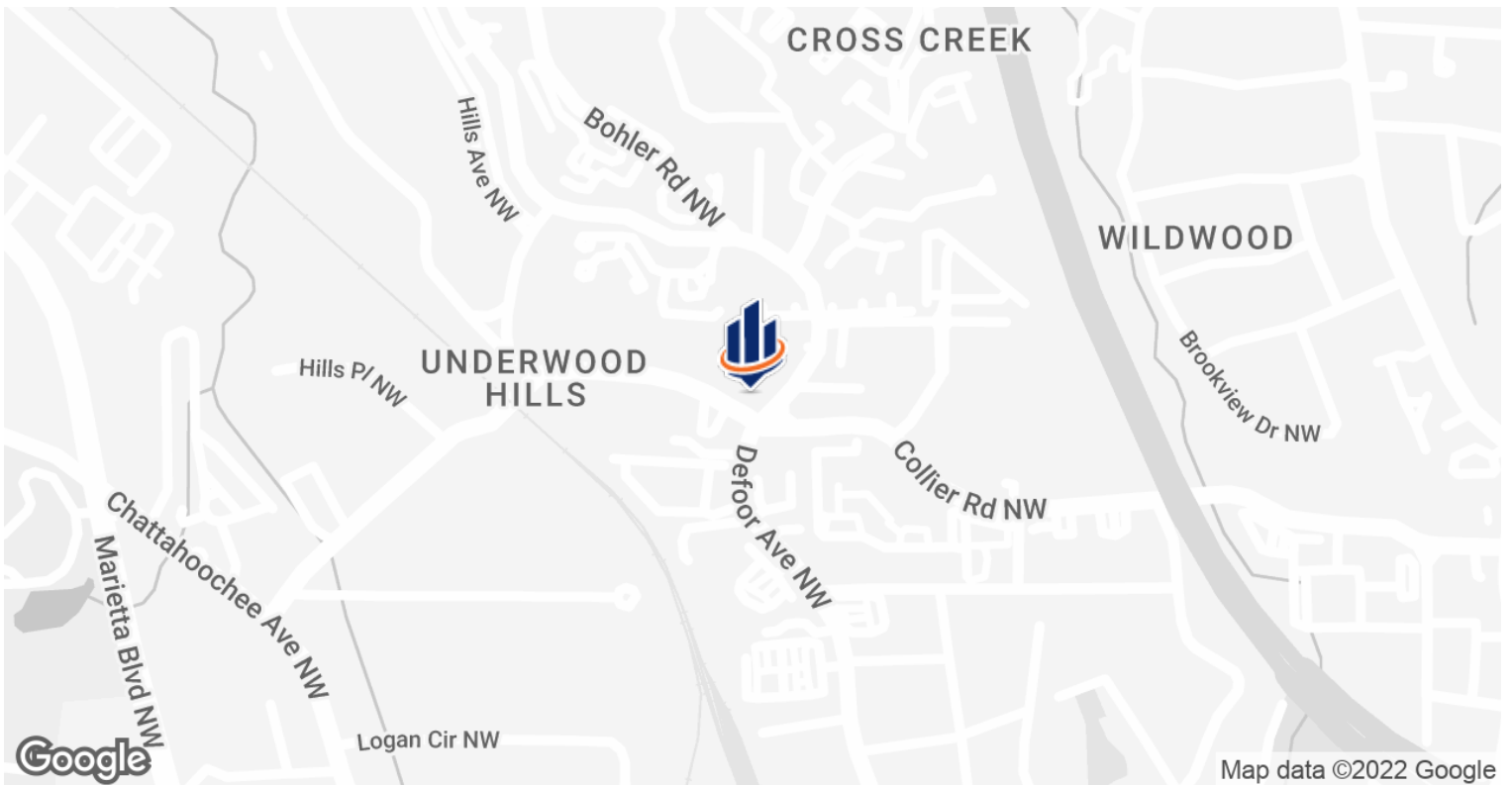
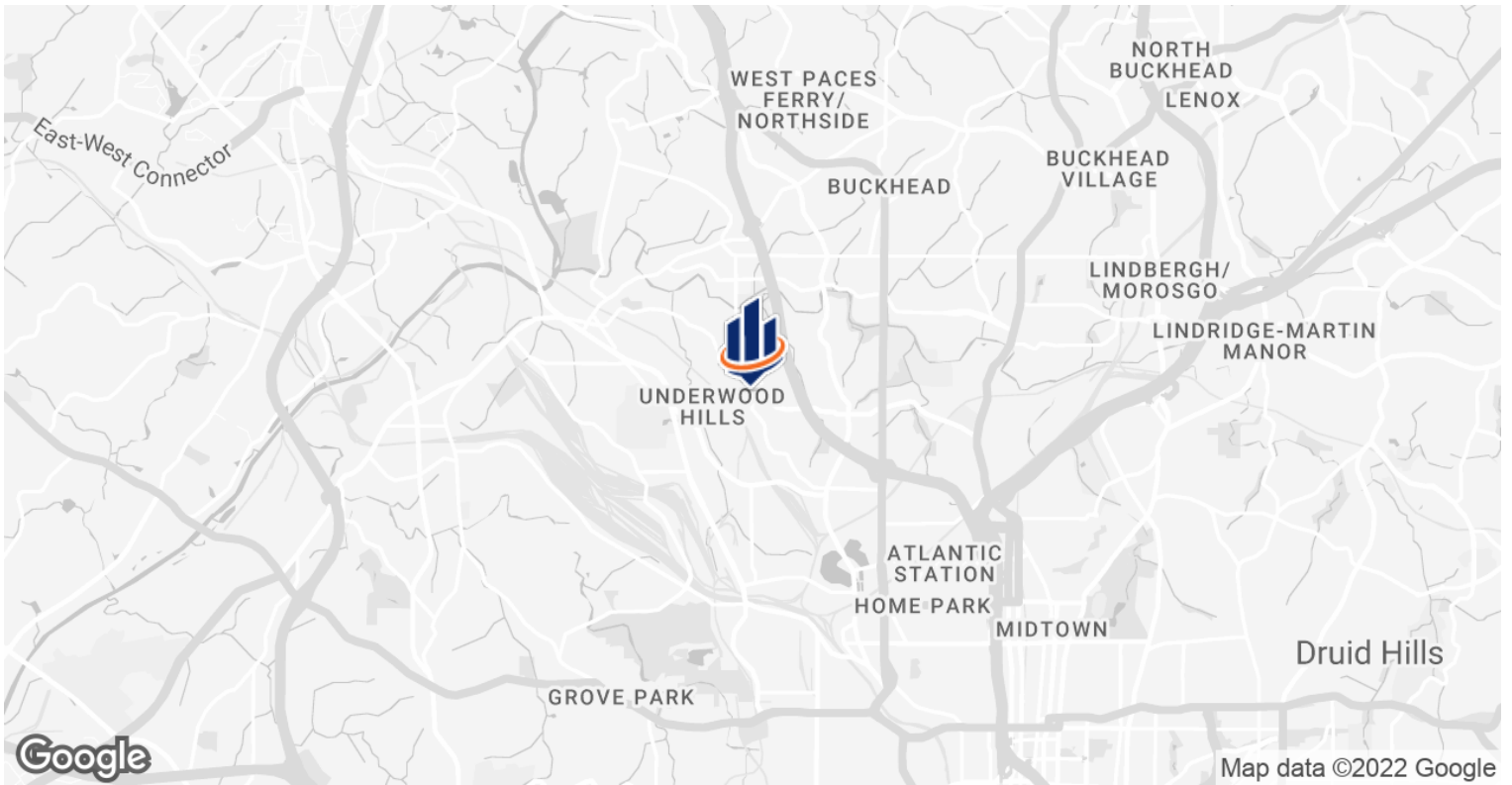
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,273	92,367	304,359
AVERAGE AGE	34.6	35.6	35.9
AVERAGE AGE (MALE)	34.9	35.4	36.2
AVERAGE AGE (FEMALE)	33.5	34.4	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,732	46,327	163,616
# OF PERSONS PER HH	2.0	2.0	1.9
AVERAGE HH INCOME	\$123,034	\$134,692	\$112,982
AVERAGE HOUSE VALUE	\$299,880	\$419,547	\$373,150

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 23 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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